



DEPARTMENT OF BUSINESS AND INDUSTRY  
REAL ESTATE DIVISION

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ADVISORY OPINION 16-03

Replaces: N/A

June 01, 2016

**Certification in Jurisdiction for Appraiser Supervising of Interns**

**QUESTION:**

Must a Supervisory Appraiser be certified in Nevada for three years before being eligible to supervise interns?

**SHORT ANSWER:**

Yes.

**ANALYSIS OF THE ISSUE:**

Nevada Administrative Code 645C.108 1.(a) states that a Supervisory Appraiser must be certified for at least three years before he or she supervises a registered intern:

***NAC 645C.108 Qualifications for supervisory appraiser; requirements for inspection of property by intern. (NRS 645C.210, 645C.270)***

1. A supervisory appraiser must:

(a) *Have been certified as a residential appraiser or general appraiser for at least 3 years before he or she supervises a registered intern;*

(b) *Complete the course of instruction described in NAC 645C.2445 before he or she supervises a registered intern;*

(c) *Be in good standing with the Division;*

(d) *Not have been subject to any disciplinary action within the immediately preceding 3 years that affects the ability of the supervisory appraiser to engage in the practice of appraisal; and*

(e) *Not supervise more than two registered interns at a time.*

2. A supervisory appraiser shall personally inspect with a registered intern the first 50 properties assigned to the registered intern for appraisal.

3. Except as otherwise provided in this subsection, a registered intern who has completed at least 50 appraisals of property to the satisfaction of his or her supervisory appraiser may perform an inspection of property for appraisal which is located within 50 miles of the principal office of his or her

*supervisory appraiser without the personal supervision of the supervisory appraiser at the site of the property. A supervisory appraiser may submit an application to the Administrator for permission to allow a registered intern to perform inspections of properties for appraisal which are located more than 50 miles from the principal office of his or her supervisory appraiser.*

**ADVISORY CONCLUSION:**

Until the Real Property Appraiser Qualification Board reassesses their requirement, the Division will interpret the regulation consistent with the Real Property Appraiser Qualification Criteria established by the Appraiser Qualification Board (AQB), in that the Supervisory Appraiser must be certified in Nevada for three years before being eligible to supervise interns in Nevada.



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